



TORRANCE TRANSIT PARK AND RIDE REGIONAL TERMINAL - RFP B2013-15

QUESTION AND ANSWER DOCUMENT

Question #	Question	Response	Refer to RFP Section #	RFP Page #
1	Is the Team that produced the ACE 30% documents eligible to submit for the next phase?	Yes.	n/a	n/a
2	How much room for interpretation is there on the design? Is the planning set and that's it or is the design of the facades and materials set as well?	The planning is set, but open for changes. The selected firm will review the 30% ACE Bridging Documents and April 23, 2013 Concept approved by City Council and may propose minor modifications within budget that will ensure a successful Transit Terminal.	n/a	n/a
3	What Level of LEED certification is desired, Silver, Gold or Platinum?	Gold is the goal, yet Platinum is preferred.	Section II Part 6 Task VII	18
4	What was the Cost Estimate for the project after the completion of Part I ACE 30% documents?	\$19.4 million.	n/a	n/a
5	Will the city issue the detailed cost estimate to the bidders for review? Since costs appears to be a big issue the ability to review the detailed cost estimate would be important.	Yes. The 30% ACE Bridging Documents detailed cost estimate along with the detailed cost reductions by Frank Webb Architects will be posted to the project webpage.	n/a	n/a
6	The size of the terminal appears to have been reduced from 15k to 10k but that was not listed in the Addendum #1 changes. Is this a change or a misprint?	The Transit Terminal Building should reflect approximately 15,000+ square feet.	Section I Project Background & Description	5
7	Under the Selection Criteria, the section previous stated that there was a 2 step process with the cost information held in a sealed envelope until after a firm was selected. There was a bold sentence that stated "Only after the selection of the Firm has been made will the fee proposal from the selected Firm be opened". This change was not listed in the Addendum #1 brief. Are fees now part of the selection process?	Yes, fees will now be evaluated as part of the selection process as outlined in Addendum No. 1, Page 7.	Section I Selection Criteria Part I	7
8	In section 2, Project Background, it states that the city is requesting that the consultant provide Environmental Services but later under Task 1 section B last bullet item requests the consultant participate in meetings with City staff and Environmental Consultant. Does the City have and Environmental Consultant on board?	Yes, the City is conducting the Environmental clearance for the project. Mitigation of the native Tar Plant on the site to be included in designs.	Section II Part 6 Task I-B	12



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9	Under Task IV - Contract Deliverables, it states that the consultant shall design the ultimate build out of the Torrance Transit Park. 1) What is included in the ultimate build out? 2) Does this include future parking structures and retail spaces?	1) Ultimate Build-out shall include all items listed in Section I, Project Background & Description, Page 5. 2) The future parking structure's location and footprint on the site plan and potential to incorporate a future parking structure for a Green Line station will be included as part of the overall master planning. Retail spaces inclusive of the structures shown are a part of the design.	Section I Project Background & Description	5
10	Is there a document that outlines the ultimate build out and the various phases of the project?	Ultimate Build-Out shall include all items listed in Section I, Project Background & Description, Page 5. Please refer to the Design Guidelines & Standards 30\$ ACE Bridging Document for more info. Project phasing will be determined by the selected firm's design approach.	Section I Project Background & Description	5
11	Is there a project programmatic document that can be issued to the bidders?	No.	n/a	n/a
12	Will there be any solar power requirements in this phase of the project? If so, will the entire system be included in the 100% design documents or will it be a design-build component that a third party installs and/or operates?	Solar power is not a requirement, although it may be incorporated in the designs to meet LEED Certification requirements, if feasible and within project budget.	n/a	n/a
13	Was there an environmental report included in the Phase I work?	A Phase I Environmental Site Assessment was conducted in November 2009. This ESA report will be provided to the selected consultant.	n/a	n/a
14	Please clarify the number of cost estimates required. From our reading of the RFP there appears to be 4 estimates required: 1 of the final site concept(we assume this to be the 30% ACE package), 1 at the 65% deliverable, 1 at the 95% deliverable and a final at 100% PS&E. Please confirm.	As outlined in Section II Part 6 Task IV - B, D, and E on RFP Page 16, there will be a total of 4 estimates in total: at the 65%, 95%, 100%, and Final submittals.	Section II Part 6 Task IV-B,D,E	16
15	Will the QA/QC firm be hired by the City directly or will the selected consulting firm be responsible for contracting a QA/QC firm.	The City will hire the QA/QC firm.	n/a	n/a
16	Will the canopies be a design-build component of the project or will they need to be 100% documented in the 100% PS&E drawings?	Canopy design will be 100% documented in the final PS&E.	n/a	n/a



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17	If the prime were to bring on board a fabric canopy designer to assist during the design phase would they be precluded from bidding on the construction of the canopies?	No. Canopy is a specialty that may be a sub-contractor to prime.	n/a	n/a
18	Will the consultant chosen for Phase II design be precluded from being the Project Manager on the construction?	Yes.	n/a	n/a
19	I'm writing to clarify whether the RFP also seeks to evaluate the potential for joint development, i.e. a mixed-use development that would incorporate the bus terminal in its ground floor, either through a sale of air rights to a developer, and/or seeking a developer for the project who would also invest in the construction of the bus terminal	Nothing is out of the question. Whatever the proposal may be, it cannot slow down the design and construction of the Transit Center.	n/a	n/a
20	Are you looking for an architectural lead on this project?	The City is not directing the major lead's firm type. That is up to the team to determine who and how to best package the proposal.	n/a	n/a
21	Will RNL Architects be excluded from consideration for the project?	No.	n/a	n/a
22	I did not see any requirements for SBE or DBE participation. Are there any goals for DBE participation?	No.	n/a	n/a
23	Is the firm that completed the 30% of drawings from phase I being considered / allowed to submit a proposal for phase II?	Yes.	n/a	n/a
24	I was wondering if you could tell us what RNL and their Consultants role will be during this next phase of the work. 1) Will they be eligible to propose? 2) Can there consultants participate on other teams?	1) Yes. 2) Yes.	n/a	n/a
25	What will Frank Webb's role be and are they eligible to propose?	Frank Webb was responsible for incorporating the City's requested changes after the 30% ACE Bridging Documents were developed. Yes, they are eligible to propose.	n/a	n/a
26	Are the hard copies that will be available for review the same as what is on line?	Yes.	n/a	n/a
27	What is the latest value engineering cost estimate?	\$14.8 million.	n/a	n/a



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28	Will plan checking and building permits be reviewed by the City?	Yes.	n/a	n/a
29	Is there a time frame in which the City will hire a firm for program management?	No time frame has been determined yet.	n/a	n/a
30	The RFP states that plans shall be on 24"x36", but the RNL drawings are 30"x42". Are we restricted to the sheet size in the RFP?	Minimum plan size shall be 24"x36". 30"x42" drawings are acceptable.	Section II Part 6 Task IV-A,D	15,16
31	Will the Metro Green Line be coming into the site?	Metro envisions the Green Line to go to the new Transit Site as shown in their project report.	n/a	n/a
32	Has Metro completed a site assessment of the site?	Yes.	n/a	n/a
33	Will the retail spaces be fully developed or will they be bare bones at 100% design completion?	The buildings will be designed as empty shells with capped utilities and infrastructure connections. Tenant improvements will be by tenants.	n/a	n/a
34	The RFP states that the consultant must have experience with projects using federally funded programs. Since there are no federal funds on this project, is this a requirement?	Yes.	Section I Consultant Qualifications	6
35	1) What type of off-site/on-site improvements are anticipated? 2) What about the infrastructure for the expected Metro station?	1) All improvements identified in the 30% ACE Bridging Documents are anticipated. 2) Infrastructure for the expected Metro station is unknown at this time, but it may be desired to stub out utilities for the future. Please also refer to Question 9, Part 2.	n/a	n/a
36	What are the scope of reductions for the project?	Please refer to the "Proposed Transit Center Cost Savings" document on the project webpage and the 04/23/2013 City Council Meeting Staff Report. The detailed estimate for scope of reductions will be posted to the project webpage.	n/a	n/a
37	What were the reduction of mechanical costs?	See Question 36.	n/a	n/a
38	How open is the City to solar panels?	The City is open to solar panels. Please refer to question 12. If incorporated, solar power design should be within budget and fit operations.	n/a	n/a
39	Does the City have a preference to use local firms?	Local firms are desirable, but are not part of the evaluation criteria	n/a	n/a



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40	What is the deadline for construction?	The completion date for construction is at the end of calendar year 2015.	n/a	n/a
41	Are they are seismic related issues at the site?	Not any that the City is aware of.	n/a	n/a
42	Is a detailed cost estimate available?	Yes. The 30% ACE Bridging Documents detailed cost estimate and the detailed cost of reductions by Frank Webb Architects will be posted to the project webpage.	n/a	n/a
43	Is the proposals still due on May 16?	Yes.	n/a	n/a
44	1) How much soil import is expected? 2) Can it be balanced at the site?	1). Approximately 48,000 cubic yards of import is proposed. 2) No, soil import/export cannot be balanced at the site.	n/a	n/a
45	Has a budget to maintain the buildings been established?	No.	n/a	n/a
46	Following the meetings, will a list of all attendees be made available?	Yes.	n/a	n/a
47	Is Furniture, Fixtures & Equipment part of the project scope?	Yes.	n/a	n/a
48	What is the project's contingency?	5% construction contingency.	n/a	n/a
49	When is the project slated for completion?	The end of calendar year 2015.	n/a	n/a
50	Geotechnical Investigation Reports are typically provided by the owner since our liability insurance does not cover this service. Please confirm if the city will provide the geotechnical report as listed in General Requirements, Civil Requirements - Item #6 and Structural Requirements - Item #2.	Selected consultant will be required to provide geotechnical reports as outlined in the RFP.	Section II Part 6 Task VII General Requirements	18,19
51	Please confirm if Task III – Subdivision Parcel Map has been completed.	No.	Section II Part 6 Task III	14
52	Please confirm if the city will hire the vendor to design the Universal Fare System and the A&E team is to coordinate and provide the infrastructure for the system.	Selected firm to provide complete services.	Section II Part 6 Task VII-B	18



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53	We view our scope as performing cost Estimates at the 65%, 95% and 100% stages of design and reconciling the 65% and 95% Estimates with the City provided budget – we are not clear if we need to do a detailed reconciliation with the City's Estimate or if we should only look at the bottom-line budget and alert the City if we are over the budget. Please clarify this issue.	The 30% ACE Bridging Documents detailed cost estimate will be posted to the project webpage for reference. The selected consultant will provide their own detailed cost estimate for their designs.	Section II Part 6 Task IV-B	16
54	Will the City's geotech calculate the TI for the design pavement sections?	No.	n/a	n/a
55	Will the City's geotech provide the design roadway and site pavement sections or will the consultant need to provide additional investigations for the design of the sections?	Selected consultant will be responsible for all geotechnical investigations and proposed design sections.	n/a	n/a
56	Will the selected consultant be provided with all the previously prepared AutoCad and design survey files and base mapping, for use in the preparation of the plans?	Yes.	n/a	n/a
57	Was there a detailed design survey for joins or will consultant be expected to provide additional join surveys or just a verification of previous surveys?	Selected consultant will be provided all documents, including survey work based on field surveys. Any additional work will required be the responsibility of the selected consultant.	n/a	n/a
58	Will additional traffic/ transit studies be needed?	No.	n/a	n/a
59	Are detailed Construction Traffic Handling plans required by the design team or will they be provided by the contractor?	The consultant will be responsible for the development of the traffic control plans.	n/a	n/a
60	Will the questions from the pre-proposal meeting be issued as a formal RFI response?	Yes.	n/a	n/a
61	It was stated in the pre-proposal meeting that the city will have the environmental report prepared by others. Is there a previously issued Environmental Site Assessment, or are there any known environmental issues associated with the site that would result in the need to perform an ESA?	A Phase I Environmental Site Assessment was conducted in November 2009. This ESA report will be provided to the selected consultant.	n/a	n/a
62	Is the detailed fee proposal due on May 16th or at the time of the interview as indicated on page 7, Selection Criteria: Part II - Interview?	Please see RFP Section I, Part II on Page 7.	Section I Part II	7



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63	Detailed preliminary Construction Schedules are typically prepared by a general contractor – please let us know if this is a required deliverable under Task IV (A).	Yes.	Section II Part 6 Task IV-A	15
64	It is unknown what costs may be associated with “legally required sales, consumer, gross receipts and use taxes, and governmental fees and permits.” as listed on page 21 of the RFP. Permit and development fees can be significant on new projects and are typically the responsibility of the owner. Please clarify what fees are expected to be paid by the design team.	Any fees required for the successful completion of the PS&E are the responsibility of the selected consultant.	Section II Part 6 General Req.	21
65	<p>Please clarify the number of estimates that are to be provided and at what milestones. Based on the Cost Estimating section on (pg 16 of the PDF document), It seems like the estimating responsibility will include:</p> <ul style="list-style-type: none"> a) The first estimate of construction Costs for the Torrance Transit Park and Ride Regional Terminal, based on the Site Concept Plan. Please confirm if the “Site Concept Plan” is the 65% submittal (similar to Design Development Phase) b) The second cost estimate shall be on the completed set of PS&E documents. Please confirm if this is the 95% submittal (similar to Construction Documents Phase) c) The final estimate based on the final construction plans. Please confirm this is the 100% complete CD’s approved by all governmental agencies. <p>This means we would be expected to do 3 estimates in total – please confirm.</p>	As outlined in Section II Part 6 Task IV - B, D, and E on RFP Page 16, there will be a total of 4 estimates in total: at the 65%, 95%, 100%, and Final submittals.	Section II Part 6 Task IV-B,D,E	16
66	Consultant shall develop a detailed estimate for operational costs of the Transit Terminal, inclusive of utilities, maintenance and equipment upkeep and replacement – please confirm if the city is requesting a Life Cycle Cost Analysis from the consulting engineers and not the cost estimator.	It will be up to the selected consultant to determine how to best develop the detailed estimate for both construction and operation costs.	Section II Part 6 Task VII-B	16



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67	During the demolition of the PPG building that was originally on the site, did the contractor document the removal of the debris and the re-compaction of the soil was performed in a legal and proper manner?	This is documented in the Final Site-Wide Soil and Groundwater Investigation Report for the PPG building dated November 2009. This report will be provided to the selected consultant.	n/a	n/a
68	Please confirm if all hazardous waste has been completely removed from the proposed site and all remediation work has been completed.	City will provide the Phase I report that states the site has been remediated. This report will be provided to the selected consultant.	n/a	n/a
69	Will the monitoring wells will be removed prior to the start of construction?	There are no active monitoring wells currently on the site.	n/a	n/a
70	Will a topographic survey be provided by the City of Torrance or is the design team required to obtain their own surveys?	Selected consultant will be provided all available documents including survey work conducted. Any additional work required will be the responsibility of the selected consultant and be based on field surveys.	n/a	n/a
71	Will survey information of all existing underground utilities be provided by the City or is the design team required to obtain this information?	Selected consultant will be provided all existing utility record drawings on file and documents, including survey work based on field surveys. Any additional investigations, research and/or confirmations required will be the responsibility of the selected consultant.	n/a	n/a
72	1) Has the City completed any pot-holing of the proposed transit center site? 2) If so, is this information available to the winning design team?	1) A geotechnical report was performed and will be available to the selected consultant. Any additional geotechnical investigations necessary will be the responsibility of the selected consultant as noted under Section II, Part 6, General Requirements. 2) Yes.	Section II Part 6 General Req.	18,19
73	Has the City completed any geotechnical studies of the proposed site? If so, will these be available to the winning design team?	1) A geotechnical report was performed and will be available to the selected consultant. Any additional geotechnical investigations necessary will be the responsibility of the selected consultant as noted under Section II, Part 6, General Requirements, Civil & Structural 2) Yes.	Section II Part 6 General Req.	18,19



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74	Please confirm scope is based on the revised budget of \$14.8 million and scope includes the two buildings (East and West), the canopy structure, and the prefab bus canopy shown on the Frank Webb 30% submittal drawings. We understand we should not base our scope on the RNL drawings – is this correct?	The selected firm will propose their design based on the 30% ACE Bridging Documents and April 23, 2013 Concept approved by City Council and may propose minor modifications within budget that will ensure a successful Transit Terminal.	n/a	n/a
75	Is the prefab Bus Canopy in our scope or is this design build?	The bus canopies are a part of this scope of work.	n/a	n/a
76	What type of electronic files of the ACE 30% Documents will be provided to the selected team? AutoCAD files for the architecture and engineering? Word and or Excel for the specifications?	The following files will be provided in the working electronic formats below: 1) 30% Performance Drawings - AutoCAD 2) 30% Specifications/Construction Manual - MS Word 3) Detailed Cost Estimate - PDF All other documents will be provided in their available formats.	n/a	n/a
77	Would the use of Revit BIM software in lieu of AutoCAD be acceptable for the final project deliverables?	No, City deliverables need to be in AutoCAD format.	Section II Part 6 Task IV-E	16
78	We see that the 30% ACE documents have Geotechnical information already. Will there be further Geotechnical requirements for Phase II?	Selected consultant will be responsible for all geotechnical investigations necessary.	n/a	n/a
79	On other public sector projects we usually see the Geotechnical Services contracted directly to the public agency and the information provided to the design team. Will the city contract for Geotechnical Services separately?	Selected consultant will be responsible for all geotechnical investigations necessary.	n/a	n/a
80	1) How many parcels will the city want to separate the property into? 2) Can we assume (4) or less? 3) That is after the LLA is completed?	1) 4 or less parcels. 2) Yes. 3) Yes.	n/a	n/a
81	Just making sure that the city does not intend to underground the overhead utilities with this project?	All on-site utilities for this project will be placed underground. Existing overhead utilities along Crenshaw Boulevard will not be undergrounded as part of this project.	n/a	n/a
82	Will the street lighting and traffic signal be paid via the city or a separate district?	Via City. There is no separate district.	n/a	n/a



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83	<p>On your website, I do not find the following:</p> <p>1) Item M. Detailed cost estimate. (and I don't find anywhere else a detailed description of required offsite improvements for Crenshaw.)</p> <p>2) Meeting minutes of the pre-proposal meeting or any document with the Q/A at that meeting.</p> <p>Please tell me where to find those documents.</p>	<p>1) The 30% ACE Bridging Documents and the detailed estimate of reductions by Frank Webb Architects will be posted to the project webpage.</p> <p>2) All questions asked during the pre-proposal meeting including questions following the meeting are answered in this Q/A document.</p>	n/a	n/a
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